

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 16th day of June 2015 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
Herb Fry	Vice-Chairman
B J Wilson	Member
Monica Hotelling	Member
Jimmy Fechter	Member
Theresa Mason	Alternate

constituting a quorum with Gary Martin, Beth Tiggelaar and Dennis Luers absent and the following City Staff:

Ron Stombaugh	Development Services Asst. Director
John Robertson	Manager of Engineering
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 7:01 p.m.

BRIEFING SESSION

ITEM 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

Z15-02/CU15-11	N2 BBQ
CU15-13	WHITE LINE STORAGE
CU15-18	WINE FUSION WINERY
CU15-19	5 STAR SUBARU
HL15-01	526 EAST WORTH STREET
HL15-02	412 EAST FRANKLIN STREET
	COMMUTER RAIL STATION PLANNING

Chairman Oliver closed the Briefing Session at 7:30 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:39 p.m. in the City Council Chambers. Items 2-7 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 8:05 p.m.

ITEM 8. CONDITIONAL USE APPLICATION CU15-18 WINE FUSION WINERY

First for the Commission to consider and make recommendation to City Council was conditional use application CU15-18 submitted by Nicholas Kaufman for property located at 603 South Main Street and platted as Lot C, Block 15, Original Town of Grapevine. The applicant was requesting a conditional use permit to allow the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only) and outdoor speakers in conjunction with a winery.

The applicant proposed to establish a new 2,029 square foot winery. A single outdoor speaker for playing soft music during business hours is proposed adjacent to South Main Street at the main entrance. Hours of operation were proposed as follows:

- Sunday through Thursday 11:00 a.m. to 9:00 pm.
- Friday and Saturday 11:00 a.m. to 12:00 a.m.

No kitchen was proposed. The applicant will offer pre-packaged cheeses, meats, fruits, vegetables, deserts and Tapas style treats. The applicant also envisioned offering samples from local restaurants.

In the Commission's regular session, B J Wilson moved to approve conditional use application CU15-18 with the condition that the outdoor speaker be eliminated. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, and Mason
Nays: None

ITEM 9. CONDITIONAL USE APPLICATION CU15-19 5 STAR SUBARU

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-19 submitted by Dynamic Engineering Consultants for

property located at 2651 William D Tate Avenue and proposed to be platted as Lot 1, Block 1, 5 Star Subaru. The applicant was requesting a conditional use permit to allow for a pylon sign in conjunction with an automotive dealership with the sales and service of new and used vehicles,

The applicant intends to develop a new car dealership (5 Star Subaru) with the sales and service of new and used vehicles on a vacant eight acre tract immediately adjacent to the south of the existing Grapevine Dodge dealership. One 27 foot pylon sign will be located adjacent to the northbound William D. Tate service road. A monument sign was also requested adjacent to Stone Meyers Parkway.

In the Commission's regular session, B J Wilson moved to approve conditional use application CU15-18 with the condition that the outdoor speaker be eliminated. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, and Mason
Nays: None

ITEM 10. FINAL PLAT LOT 1, BLOCK 1, 5 STAR SUBARU

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, 5 Star Subaru on property located at 2651 William D Tate Avenue. The applicant was final platting eight acres for the development of a car dealership.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, 5 Star Subaru Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, and Mason
Nays: None

ITEM 11. HISTORIC LANDMARK SUBDISTRICT HL15-01 526 EAST WORTH STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL15-01 submitted by Neal Cooper for property located at 526 East Worth Street and platted as Lot 7, Block 110, College Heights. The applicant was requesting an historic landmark subdistrict designation.

In the Commission's regular session, Monica Hotelling moved to approve historic landmark subdistrict application HL15-01. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, and Mason
Nays: None

ITEM 12. HISTORIC LANDMARK SUBDISTRICT HL15-02 412 EAST FRANKLIN STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL15-02 submitted by Howard & Linda Gardner for property located at 412 East Franklin Street and platted as Lot W 75' E 80' 4, Block 30, City of Grapevine. The applicant was requesting an historic landmark subdistrict designation.

In the Commission's regular session, B J Wilson moved to approve historic landmark subdistrict application HL15-02. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, and Mason
Nays: None

ITEM 13. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the May 19, 2015, Planning and Zoning Meeting.

Theresa Mason moved to approve the May 19, 2015 Planning and Zoning Commission Meeting minutes. Herb Fry seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling and Mason
Nays: None
Abstain: Fechter

WORKSHOP

ITEM 14. COMMUTER RAIL STATION AREA PLANNING

Next for the Commission to discuss was the strategy for commuter rail station area planning.

Discussion was held regarding an overlay district as part of the zoning ordinance to encourage new and redevelopment of the boundary area. The overlay would be placed on the property at the applicant's request and the applicant could continue with the existing zoning or apply for a rezoning.

Discussion was also held to waive filling fees to rezone the property to better comply with the overlay district. Parking and the orientation of the buildings was also briefly discussed.

Discussion regarding the mixture of residential uses was continued it was suggested that there should be two or more additional uses and that the residential use could not exceed 25% of the total area of the building (not including parking structures).

ADJOURNMENT

With no further business to discuss, Herb Fry moved to adjourn the meeting at 9:08 p.m. Monica Hotelling seconded the motion which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter and Mason
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 21ST DAY OF JULY 2015.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN